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**E-FILED FEBRUARY , 2010**

In Association With:  
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Attorneys for JP MORGAN CHASE BANK, NATIONAL ASSOC.

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:	)	Chapter 13
	)	
CARL A. BASSETT,	)	CASE NO: S-09-28379-MKN
	)	
	)	Hearing Date: March 10, 2010
Debtor.	)	Hearing Time: 1:30 p.m.
	)	
	)	Location: Foley Federal Building
	)	Courtroom No. 2

**STIPULATION GRANTING  
SECURED CREDITOR ADEQUATE PROTECTION**

This Stipulation is entered into by and between JP MORGAN CHASE BANK, NATIONAL ASSOC., ("Creditor") and the above-referenced Debtor ("Debtor"), by and through their undersigned attorneys and the Chapter 13 Trustee, Rick A Yarnall.

The property which is the subject of this matter is commonly known as 8916 Loggers Mill Avenue, Las Vegas, NV 89143 (the "Property").

1 THE PARTIES HEREBY STIPULATE AS FOLLOWS:

2 1. Debtor shall make regular monthly payments to Creditor pursuant to the terms of the  
3 subject Note (the "Note"), commencing April 1, 2010 and continuing until all outstanding amounts  
4 under the Note are paid in full.

5 2. In addition to regular monthly payments, Debtor shall tender six (6) payments to  
6 Creditor in the sum of \$1,956.45 each, commencing March 20, 2010 and continuing through and  
7 including August 20, 2010 until all post-petition arrears due and owing under the Note in the current  
8 sum of \$ 11,738.68 are paid in full, which arrears consist of six (6) payments of \$1,812.28 each, and  
9 attorney's fees and costs of \$865.00.

10 3. Debtor shall comply with the terms and conditions of his Chapter 13 Plan with respect  
11 to the payments to the Chapter 13 Trustee.

12 4. For so long as the automatic stay applies to the subject property, if Debtor defaults  
13 on any provision contained in paragraphs 1, 2, and/or 3, inclusive of this Order, Creditor shall  
14 provide written notice to Debtor at 8916 Loggers Mill Avenue, Las Vegas, Nevada 89143 and to  
15 Thomas Crowe, 7381 W. Charleston Blvd. #110, Las Vegas, Nevada 89117, Debtor's attorney of  
16 record, indicating the nature of the default. If Debtor fails to cure the default after the passage of  
17 fifteen (15) calendar days from the date written notice is placed in the mail, then Creditor may file  
18 an *ex parte* Declaration of Non-Cure and an Order terminating automatic stay, the automatic stay  
19 shall be immediately terminated as to Creditor and Creditor may proceed to foreclose its security  
20 interest in the Property under the terms of the Note and Mortgage and pursuant to applicable state  
21 law and thereafter commence any action necessary to obtain complete possession of the Property  
22 without further order or proceeding of this Court.

23 5. In the event that Creditor is granted Relief from the Automatic Stay, the parties  
24 hereby stipulate that the 14-day stay provided by Bankruptcy Rule 4001(a)(3) is waived.

25 \* \* \* \* \*

26 \* \* \* \* \*

27 \* \* \* \* \*

28 \* \* \* \* \*

MARK-20-10 01:00PM FROM: LAW OFFICES OF CINDY LEE STOCK Page: 4/7 Date: 3/28/2010 1:15:37 PM T1023020925 1-0000 P.0004/001 F-0044

1           6.       In the event that the Debtor defaults under this Stipulation and Creditor forwards a  
2 15-day letter to Debtor, he shall be required to tender \$100.00 for each default letter submitted in  
3 order to cure the default.

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6  
7 /s/ Cindy Lee Stock  
8 CINDY LEE STOCK  
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10 915 East Bonneville Avenue  
11 Las Vegas, Nevada 89101  
12 Attorney for  
13 JP MORGAN CHASE BANK,  
14 NATIONAL ASSOC.

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13 Watt 3.29-10  
14 RICK YARNALL  
15 701 S. Bridger Avenue, #820  
16 Las Vegas, Nevada 89101  
17 Chapter 13 Trustee

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